

087.0

0005

0007.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

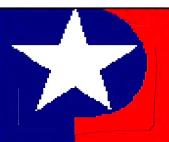
872,100 / 872,100

USE VALUE:

872,100 / 872,100

ASSESSED:

872,100 / 872,100


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		RICHFIELD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BRENNAN KEVIN J--ETAL	
Owner 2: BRENNAN KIMBERLY M	
Owner 3:	

Street 1: 34 RICHFIELD RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Postal:

NARRATIVE DESCRIPTION

This parcel contains .12 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1934, having primarily Brick Veneer Exterior and 1750 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5246	Sq. Ft.	Site			0	70.	1.10	12									404,166						404,200	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							5246.000		467,900				404,200		872,100						55237	
																					GIS Ref	
																					GIS Ref	
																					Insp Date	
																					11/27/18	

!7101!

USER DEFINED

Prior Id # 1:	55237
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	05:01:10
PRINT	
LAST REV	
Date	Time
12/20/19	11:03:47
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 087.0-0005-0007.B

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	467,900	0	5,246.	404,200	872,100		Year end	12/23/2021
2021	101	FV	441,000	0	5,246.	404,200	845,200		Year End Roll	12/10/2020
2020	101	FV	440,900	0	5,246.	404,200	845,100	845,100	Year End Roll	12/18/2019
2019	101	FV	358,700	0	5,246.	375,300	734,000	734,000	Year End Roll	1/3/2019
2018	101	FV	358,700	0	5,246.	375,300	734,000	734,000	Year End Roll	12/20/2017
2017	101	FV	358,700	0	5,246.	329,100	687,800	687,800	Year End Roll	1/3/2017
2016	101	FV	358,700	0	5,246.	300,200	658,900	658,900	Year End	1/4/2016
2015	101	FV	318,800	0	5,246.	265,600	584,400	584,400	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRENNAN KEVIN	23885-547		11/10/1993			1	No	No	A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/23/2019	1122	Re-Roof	8,500	C				
9/25/2003	827	Re-Roof	7,000					

ACTIVITY INFORMATION

Date	Result	By	Name
11/27/2018	Inspected	CC	Chris C
11/14/2018	MEAS&NOTICE	BS	Barbara S
4/9/2009	Info At Door	372	PATRIOT
10/31/2000	Hearing Chag	163	PATRIOT
4/4/2000	Measured	263	PATRIOT
12/1/1981		MM	Mary M

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 97 - Tudor	1	Rating: Good																			
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good																
Prime Wall: 8 - Brick Veneer				A HBth:	Rating:																
Sec Wall: 1 - Wood Shingl	25 %			OthrFix: 1	Rating: Average																
Roof Struct: 1 - Gable				OTHER FEATURES																	
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good																
Color: BRICK				A Kits:	Rating:																
View / Desir:				Frl: 2	Rating: Good																
GENERAL INFORMATION				WSFlue:	Rating:																
Grade: B - Good (-)				CONDOS INFORMATION																	
Year Blt: 1934	Eff Yr Blt:			Location:																	
Alt LUC:	Alt %:			Total Units:																	
Jurisdct:	Fact: .			Floor:																	
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION																	
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %																
Prim Int Wal 2 - Plaster				Functional:		%															
Sec Int Wall:	%			Economic:		%															
Partition: T - Typical				Special:		%															
Prim Floors: 3 - Hardwood				Override:		%															
Sec Floors:	%			Total:	18.6 %																
Bsmnt Flr: 12 - Concrete				CALC SUMMARY																	
Subfloor:				Basic \$ / SQ: 135.00																	
Bsmnt Gar: 1				Size Adj.: 1.24429476																	
Electric: 3 - Typical				Const Adj.: 1.01217377																	
Insulation: 2 - Typical				Adj \$ / SQ: 170.025																	
Int vs Ext: S				Other Features: 97500																	
Heat Fuel: 2 - Gas				Grade Factor: 1.21																	
Heat Type: 5 - Steam				NBHD Inf: 1.00000000																	
# Heat Sys: 1				NBHD Mod:																	
% Heated: 100	% AC:			LUC Factor: 1.00																	
Solar HW: NO	Central Vac: NO			Adj Total: 574869																	
% Com Wal	% Sprinkled			Depreciation: 106926																	
				Deprecated Total: 467943																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 087.0-0005-0007.B										IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
More: N	Total Yard Items:	Total Special Features:										Total:									